

ARTICLE IV REQUIRED IMPROVEMENTS

400 GENERAL (RESERVED)

401 PURPOSE

The developer is responsible for the completion of the following improvements as set forth in this Article:

- 1) Street Construction
 - (A) Preparation;
 - (B) Base;
 - (C) Pavement;
 - (D) Curbs;
 - (E) Sidewalks;
 - (F) Grass Plots;
 - (G) Side Slopes;
 - (H) Trees;
 - (I) Street Signs;
 - (J) Bounds;
- 2) Storm Drains
- 3) Sanitary Sewers
- 4) Water Supply
- 5) Utilities
- 6) Parks and Open Space

402 All Required improvements shall be installed or constructed in accordance with the applicable provisions of these rules and regulations, and as shown on approved definitive plans, or as specified in the Planning Board's certificate of approval, or in any covenants and agreements accepted by the Board.

403 REVISION OF PLANS

All Amendments and Modifications of Approved Definitive Plans, after Final Action by the Board, must be performed in accordance with Chapter 41, Section 81-W.

404 PROTECTION OF IMPROVEMENTS

The applicant shall protect and maintain improvements required under the subdivision Rules and Regulations, including utilities, streets, curbings, sidewalks, etc. from any and all damage, until the entire subdivision is completed and approved as a whole by the Planning Board. Any damage to these utilities, etc., prior to the approval of the Planning Board, shall be repaired in a manner satisfactory to the Planning Board, the full cost of which shall be borne by the subdivider. Any material used which does not meet the standards as set forth in these regulations shall be replaced by the subdivider at his own expense.

Underground utilities and appurtenances not installed in accordance with the final grades approved by the Planning Board, shall be removed and reset to proper grade at the expense of the subdivider.